



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236  
Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: [General@ch.morgan-hill.ca.gov](mailto:General@ch.morgan-hill.ca.gov)

## **ARCHITECTURAL REVIEW BOARD**

**THURSDAY, MAY 15, 2003**

**THE VILLAS MEETING ROOM**  
**(Located adjacent to City Hall, at rear of building)**  
**CIVIC CENTER**  
**17555 PEAK AVENUE**  
**MORGAN HILL, CA**

### **BOARD MEMBERS**

CHAIR, YARMILA KENNETT  
VICE-CHAIR, ROD MARTIN  
JAMES FRUIT  
JERRY PYLE  
VACANCY

**REGULAR MEETING –7:00 P.M.**

### **\*\*\* A G E N D A \*\*\***

#### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Architectural Review Board meetings:*

- *All Architectural Review Board proceedings are tape-recorded.*
- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*

- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items NOT appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** April 3, 2003

**OLD BUSINESS:**

**1. SITE REVIEW, SR-02-06: E. DUNNE-HO:**

A request for site, architectural and landscape plan approval for a proposed 30,190 sq. ft. retail/office building to be located on a 2.35 acre site on the northwest corner of the intersection of E. Dunne Ave. and Murphy Ave. in the PUD zoning district. (APN 728-17-023)

**Recommendation:** Adopt Resolution No.03-010, approving request.

**NEW BUSINESS:**

**2. SITE REVIEW AMENDMENT, SRA-01-02: CONDIT-PATEL:**

A request to amend an approve site and architectural site plan for a miniature golf-course and building by reducing the required recessed windows from 12 inches to 3 inches. The site is a 1.6 acres site located in a Planned Unit Development (PUD) along Condit Road between Carl's Jr. and Dan Gamel's RV. (APN 817-12-004)

**Recommendation:** Open Public Hearing/Adopt Resolution No. 03-011, approving request.

**3. SITE REVIEW, SR-02-21: VINEYARD-MH ENGINEERING:**

A request for site review approval for remodel and expansion of an existing one-story 7,200 square foot office/light industrial building on Vineyard Blvd. The new addition will be 3,635 sf, bringing the total building square footage to approximately 10,835 sf. A total of 26 parking stalls are to be provided. The project site area is 0.924 acres. (APN 817-05-044)

**Recommendation:** Open Public Hearing/Adopt Resolution No. 03-012, approving request.

4. **SITE REVIEW, SR-02-18: COCHRANE-IN-N-OUT BURGER:**

A request for site, landscape and architectural plan approval for the construction of a 3,253-sf drive-thru, fast food restaurant (with outdoor seating). The subject site is located in the Tharaldson PUD at the northwest quadrant of Cochrane Rd. and Hwy 101. (APNs 726-33-023 & -024)

**Recommendation:** Open Public Hearing/Adopt Resolution No. 03-013, approving request.

5. **SITE REVIEW, SR-03-06: SAN PEDRO-CITY OF MH PUMP STATION:**

A request for site, architectural, and landscape approval for the construction of a 703 sq. ft. pump house structure. The proposed structure is located on a 35-acre lot in the Public Facilities zoning district. (APN 817-13-001)

**Recommendation:** Open Public Hearing/Continue to June 5, 2003.

6. **SITE REVIEW, SR-03-07: E. MAIN-CITY OF M H PUMP STATION:**

A request for site, architectural, and landscape approval for the construction of a 551 sq. ft. pump house structure. The proposed structure is located on a 0.33-acre lot in the R1-7,000 zoning district. (APN 726-16-029)

**Recommendation:** Open Public Hearing/Continue to June 5, 2003.

**ANNOUNCEMENTS:**

**ADJOURNMENT:**

***SPEAKER CARD***

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.*

*HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

***NOTICE***

***AMERICANS WITH DISABILITY ACT (ADA)***

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please*

*contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

**NOTICE**

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*